

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

**IN RE:** ) **Chapter 7**  
 )  
**EDWARD FOX,** ) **Case No. 20-3049**  
 )  
**Debtor.** ) **Hon. Jack Schmetterer**

**TRUSTEE'S REPORT OF SALE**

Pursuant to F.R.B.P. 6004(f), the Trustee hereby reports the results of the sale conducted on December 4, 2020, following the Trustee's Motion to Sell Property Free and Clear of Liens, which was granted by Court Order dated November 17, 2020 (Docket #61):

Property:	284 Balsam Drive, Granby, CO 80446
Sold to:	DDG Properties, LLC, a Florida Limited Liability Company
Price:	\$1531,000.00
Property:	Personal Property located at 284 Balsam Drive
Sold to:	DDG Properties, LLC, a Florida Limited Liability Company
Price:	\$2,000.00

**Allocations:**

Payoff to United Business Bank	\$222,878.08
Closing Fees	\$1,795.02
Withholding & Transfer Taxes:	\$10,620.00
Real Estate Tax:	\$1,499.30
Realtor Comissions:	\$32,359.00
Legal Fees to G. Stern, P.C.	\$1,500.00
Remainder of Funds to Estate:	\$262,348.60

Dated: December 16, 2020

  
\_\_\_\_\_  
David R. Herzog, Trustee in Bankruptcy



LAND TITLE GUARANTEE COMPANY  
78336 US HWY 40 STE B3  
WINTER PARK, CO 80482  
Phone: (970) 722-0454  
Fax: (800) 322-9905

"SELLERS"  
STATEMENT OF  
SETTLEMENT

PROPERTY ADDRESS: 284 BALSAM DRIVE, GRANBY, CO 80446

SELLER(S): DAWN FOX AND ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY CASE NO. 20-03049

BUYER(S): DDG PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SETTLEMENT DATE: December 04, 2020

DATE OF PRORATION: December 04, 2020

DESCRIPTION	DEBIT	CREDIT
<b>Sales Price &amp; Earnest Money</b>		
Sales Price		531,000.00
<b>Title Fees - Land Title Guarantee Company</b>		
Title Insurance Owner's Extended Coverage	1,563.00	
Release Service Fee to Land Title Guarantee Company	30.00	
<b>Closing Fees - Land Title Guarantee Company</b>		
Total Delivery Charges to Land Title Guarantee Company	50.00	
Closing Fee to Land Title Guarantee Company	125.00	
<b>Withholding and Transfer Taxes</b>		
Colorado Withholding 2 percent (Dawn Fox) to Colorado Department of Revenue	5,310.00	
Colorado Withholding 2 percent (Bankruptcy Estate of Edward Fox) to Colorado Department of Revenue	5,310.00	
<b>Owner's Association - MASTER HOMEOWNERS ASSOCIATION OF SILVERCREEK</b>		
Owner's Association Dues Prepaid MASTER HOMEOWNERS ASSOCIATION OF SILVERCREEK 12/04/2020 to 01/01/2021 @ \$0.7377/day	20.66	
<b>Owner's Association - ALLEGIANT MANAGEMENT, LLC</b>		
Owner's Association Document Fee / Online to ALLEGIANT MANAGEMENT, LLC	62.50	
Owner's Association Transfer Fee to ALLEGIANT MANAGEMENT, LLC	37.50	
<b>Owner's Association - ASSOCIATION ONLINE</b>		
Owner's Association Electronic Status Letter Fee to ASSOCIATION ONLINE	12.50	
<b>Water &amp; Sewer Charges - SILVERCREEK WATER &amp; SANITATION DISTRICT</b>		
Water/Sewer Doc Prep Fee to SILVERCREEK WATER & SANITATION DISTRICT	7.50	
Water/Sewer Prepaid SILVERCREEK WATER & SANITATION DISTRICT 12/04/2020 to 01/01/2021 @ \$2.5829/day	72.32	
<b>Payoff - UNITED BUSINESS BANK</b>		
Total Payoff Charges to UNITED BUSINESS BANK	222,878.08	
<b>Real Estate Tax - GRAND COUNTY TREASURER</b>		
Current Year Property Taxes R131020 01/01/2020 to 12/04/2020 @ \$4.4358/day	1,499.30	
<b>Commission - RE/MAX PROFESSIONALS</b>		
Administrative and Document Storage Fee to RE/MAX PROFESSIONALS	499.00	
Agent Commission to RE/MAX PROFESSIONALS	15,930.00	
<b>Commission - BERKSHIRE HATHAWAY HOME SERVICES INNOVATIVE REAL ESTATE</b>		
Agent Commission to BERKSHIRE HATHAWAY HOME SERVICES INNOVATIVE REAL ESTATE	15,930.00	
<b>Miscellaneous Charges</b>		
Legal Fees to GREGORY K. STERN, P.C.	1,500.00	
Other Miscellaneous Charges to THE ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY CASE NO. 20-03049	262,348.60	
Purchase Price of Personal Property	2,000.00	
<b>SubTotals</b>	533,092.98	533,092.98
<b>Totals</b>	533,092.98	533,092.98

The above figures do not include sales or use taxes on property  
APPROVED AND ACCEPTED

(SEE ATTACHED "SIGNATURE PAGE")



**"Sellers" Statement of Settlement**

**SIGNATURE PAGE**

**SELLER(S)**

Dawn Fox

ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY  
CASE NO. 20-03049

By: \_\_\_\_\_

David R. Herzog, Trustee

**REAL ESTATE BROKER:**

RE/MAX PROFESSIONALS

DEBRA CARROLL

**LAND TITLE CLOSING AGENT:**

Leslie Larkins

Leslie Larkins

**"Sellers" Statement of Settlement**

**SIGNATURE PAGE**

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Dawn Fox

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CASE NO. 20-03049

By:

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